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Dated: February 25, 2010

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[FILE 10-000384 CHE]

GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
DISTRICT OF ARIZONA

In re:

Case # 2:10-bk-00760-GBN

SUSAN CARLSON,

Chapter 7 Proceedings

Debtor.

JPMorgan Chase Bank, N.A., its
assignees and / or successors
in interest,

Movant,

v.

SUSAN CARLSON, Debtor, and
Chapter 7 Trustee DAVID M.
REAVES,

Respondents.

ORDER LIFTING
THE AUTOMATIC STAY

Re: Real Property located at
5814 North 13th Street
Phoenix, AZ 85014

The court finds that a Motion for Relief From the Automatic Stay and a Notice of Filing of the Motion have been filed with the Court and served upon interested parties in the above captioned matter by JPMorgan Chase Bank, N.A., ("JP MORGAN CHASE"), and that good cause exists to grant the Motion for Relief;

THEREFORE, IT IS ORDERED:

1. JP MORGAN CHASE, its assignees or successors-in-interest, is hereby granted relief from all stays against lien enforcement

1 including the automatic stay imposed under 11 U.S.C. § 362 and
2 the automatic injunction of 11 U.S.C. § 524(a) with reference to
3 the real property generally described as 5814 North 13th Street,
4 Phoenix, AZ 85014 and legally described as:

5 LOT 8, OF MCADAMS MANOR. ACCORDING TO THE PLAT OF
6 RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
7 MARICOPA COUNTY, ARIZONA, IN BOOK 53 OF MAPS, PAGE 21.

8 2. JP MORGAN CHASE may begin or continue foreclosure
9 proceedings following applicable law and / or enforce any
10 contract or state law remedies it has against said real
11 property.

12 3. Should Debtor fail to vacate the Property following
13 foreclosure, JP MORGAN CHASE may pursue any legal remedies in
14 state court to remove the Debtor from the Property.

15 4. Unless and until otherwise ordered, the Automatic Stay
16 imposed against JP MORGAN CHASE shall remain lifted under this
17 and any other chapter of the Bankruptcy Code to which this case
18 may convert.

19 DATED: _____

20
21 _____
22 U. S. Bankruptcy Court Judge
23
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